



Culver CITY

MIKE BALKMAN COUNCIL CHAMBERS
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MICHEÁL O'LEARY, Mayor
CHRISTOPHER ARMENTA, Councilmember
JEFFREY COOPER, Councilmember
ANDREW WEISSMAN, Councilmember

John M. Nachbar, City Manager

CITY COUNCIL REGULAR MEETING Monday, January 09, 2012

PUBLIC COMMENT: At the times provided on the Agenda, the City Council will receive comments from the public on any item of interest to the public (not listed on the agenda) that is within the subject matter jurisdiction of the City Council. The City Council cannot legally take action on any item not appearing on the agenda. Such items may be referred for administrative action or scheduled on a future agenda. If you wish to address the City Council, the City Clerk requests you complete a Request to Speaker and present it to the City Clerk before the agenda item is called. You will be called to the podium when it is your turn to address the City Council. Providing your name and other information requested on the Request to Speaker is voluntary and is requested only to provide a reasonable means to notify persons when their opportunity to address the City Council has arrived. All persons may attend the meeting regardless of whether a person signs, registers, or completes a speaker's card. For specific items listed on the agenda, requests to address the City Council must be made prior to the calling for a vote on that particular item by the presiding officer. Each speaker may address the City Council for up to three minutes (up to four minutes if time is ceded). Persons who are present in the City Council Chambers may cede one minute of time to one other person who is present and wishes to address the City Council by presenting a Request to Speak to the City Clerk. Public comments on items on the agenda are taken at the time that particular agenda item is considered by the City Council.

AUTHORITY OF PRESIDING OFFICER: Section 611 of the City Charter provides that during any public meeting, all persons shall have the right to address the City Council, and any City commission, board or committee, subject to reasonable rules of decorum and time limits established by ordinance or the presiding officer. Therefore the presiding officer may, from time to time, establish different time limits than those listed in this Agenda in order to effectively conduct City business.

AVAILABILITY OF AGENDA PACKETS AND CONSERVATION OF RESOURCES: Copies of the Agenda and a binder that includes a copy of all regular session staff reports and attachments are available on the table in the rear of the Council Chambers. Members of the public may inspect (at no cost) and/or obtain copies (upon payment of the City's current copying fee) of any regular session item by visiting the City Clerk's Office at City Hall. The City also posts this information on its website (www.culvercity.org) as a courtesy. In order to conserve resources, paper copies of joint items (including JOINT CONSENT CALENDAR, JOINT PUBLIC HEARINGS, and JOINT ACTION ITEMS) are provided only with the City Council agenda packet.

CELL PHONES AND OTHER DISTRACTIONS: Use of cell phones, pagers and other communication devices is prohibited while the meeting is in session. Please turn all devices off or place on silent alert and leave the City Council Chambers to use. During the meeting, please refrain from applause or other actions that may be disruptive to the speakers or the conduct of City business.

MEETING INFORMATION AND ACCOMMODATION: City Council meetings are regularly scheduled for the first, second and fourth Mondays of every month. City Council Agenda information is available at least 72 hours before each City Council meeting. City Council/Agency Board/Commission meetings can be viewed live in Culver City on Channel 35 by Time Warner subscribers and on Channel 37 by Verizon FIOS subscribers. To view meetings on line please visit <http://www.culvercity.org/webcast>. Additionally, you may access <http://www22.verizon.com/residential/fiostv/channels.htm> and enter your zip code to see the channel listing. Any person needing reasonable accommodation related to disabilities, including assisted listening devices, is welcome to contact the City Clerk's Office at 310-253-5851 or see the City Clerk at the meeting.

NOTE: AT OR ABOUT 11:00 P.M., COUNCIL MEMBERS MAY DETERMINE WHETHER TO CONTINUE WITH DISCUSSION OF REMAINING ITEMS ON THE AGENDA OR TO CARRY SOME/ALL OF THE ITEMS OVER TO A FUTURE MEETING DATE.



Agendas are
Available on the web at
www.culvercity.org

AGENDA
City Council
REGULAR MEETING

Monday, January 09, 2012
5:30 PM (Closed Session)
7:00 PM (Regular Session)

CALL TO ORDER & ROLL CALL:

Mayor Micheál O’Leary
Councilmember Christopher Armenta
Councilmember Jeffrey Cooper
Councilmember Andrew Weissman

City Manager John M. Nachbar

CLOSED SESSION - 5:30 PM

Public requests to discuss Closed Session Items must be filed with the Clerk before Closed Session convenes.

The City Council shall convene in closed session to consider the following matters:

- CS-1.** Conference with Legal Counsel – Anticipated Litigation
Re: Initiation of Litigation – (one case)
Pursuant of Government Code Section 54956.9(c)
- CS-2.** Conference with Legal Counsel – Anticipated Litigation
Re: Initiation of Litigation – One Matter
Pursuant of Government Code Section 54956.9(c)
- CS-3.** Conference with Real Property Negotiators
Re: 9300 Culver Boulevard
City/Agency Negotiators: John Nachbar, City Manager / Executive Director; Sol Blumenfeld, Assistant Executive Director / Community Development Director; Todd Tipton, Deputy Community Development Director / Redevelopment Administrator.
Other Parties Negotiators: 20th Century Fox Television
Under Negotiation: Price, terms of payment or both, including use restrictions, development obligations and other monetary related considerations.
Pursuant to Government Code Section 54956.8
- CS-4.** Conference with Real Property Negotiators

Re: 5722 Bankfield Avenue and 5649 Selmarine Drive
City Negotiator: John M. Nachbar, City Manager; and Charles D. Herbertson, Public Works
Director/City Engineer
Other Parties' Negotiators: Bankfield Property, LLC and Robert Mazze Trust
Under Negotiation: Both terms and price
Pursuant to Government Code Section 54956.8

REGULAR SESSION - 7:00 PM

INVOCATION By John M. Nachbar, City Manager

PLEDGE OF ALLEGIANCE

REPORT ON ACTION TAKEN IN CLOSED SESSION

PRESENTATIONS

P-1. A Proclamation in Honor of Dr. Martin Luther King, Jr's. Birthday and Celebration Event.

COMMUNITY ANNOUNCEMENTS BY CITY COUNCIL MEMBERS/INFORMATION ITEMS FROM STAFF

JOINT PUBLIC COMMENT - Items NOT on the Agenda

Note: All requests to address the City Council (and all other bodies in session) on items of interest to the public that are within the subject matter jurisdiction of the City Council (and all other bodies in session) and NOT on the agenda must file a speaker's card with the City Clerk prior to the calling of this item by the presiding officer. This public comment period shall have an aggregate duration of up to 20 minutes for all bodies in session. Each speaker may address the City Council (and all other bodies in session) for up to three minutes. Speakers who have filed a speaker's card requesting to speak but are unable to be accommodated at this time may be accommodated at a second public comment period at the end of the meeting as announced by the presiding officer.

RECEIPT AND FILING OF CORRESPONDENCE

Note: The City Council shall consider a motion to receive and file all written correspondence related to agenda items appearing on this evening's agenda and for all other written documents (including e-mails) on subjects not appearing on the agenda that were received by the City Clerk's Office no later than 4:00 PM on the day of the meeting.

JOINT CONSENT CALENDAR

Note: Joint Consent and Consent Calendar items are considered to be routine in nature and may be approved by one motion. All requests to address the City Council under these items must be filed with the City Clerk before the Consent Calendar and Joint Consent Calendar are called by the presiding officer.

JC-1. [JOINT CITY COUNCIL/REDEVELOPMENT AGENCY BOARD AGENDA ITEM: FOUR-FIFTHS VOTE REQUIRED - \(1\) Approval of the Final Construction Contract Amount and Approval of a Related Budget Amendment, Acceptance of Work and Authorization to File the Notice of Completion for the Sepulveda Boulevard Pedestrian Improvements; \(2\) Authorization of the Release of Retention Funds after the Expiration of the 35-Day Lien Period; and \(2\) Authorization to Initiate Phase III of the Sepulveda Boulevard Area Improvement Plan.](#)

That the City Council and Redevelopment Agency Board: Accept the work performed by KASA Construction, Inc. for the construction of Sepulveda Boulevard Pedestrian Improvements, P-979, Federal Aid Project No. STPLER-5240(013); authorize the Community Development Director to execute the Notice of Completion and submit it to the Los Angeles County Recorder's office; approve the final construction contract amount of \$402,856.43; authorize the City Manager to release \$20,142.82 in retention to KASA Construction, Inc. after the expiration of the 35-day lien period; authorize the initiation of improvements for Phase III of the Sepulveda AIP (which at this time is the purchase of new benches); approve a budget amendment to appropriate \$15,000 in available fund balance from former Agency unrestricted tax increment funds (Fund 485) in the Sepulveda AIP program (48592920); authorize the City Attorney/Agency General Counsel to review/prepare the necessary documents; and authorize the City Manager/Executive Director to execute such documents on behalf of the City and Agency, respectively.

CONSENT CALENDAR

Note: Joint Consent and Consent Calendar items are considered to be routine in nature and may be approved by one motion. All requests to address the City Council under these items must be filed with the City Clerk before the Consent Calendar and Joint Consent Calendar are called by the presiding officer.

- C-1. [Approval of Minutes for the Special Meeting of December 5, 2011.](#)
Approve minutes.
- C-2. Cash Disbursements for December 3, 2011 - December 30, 2011.
Approve disbursements.
- C-3. [FOUR-FIFTHS VOTE REQUIREMENT - \(1\) Acceptance and Appropriation of \\$439,343 in Grant Funds from the 2008 State Homeland Security Grant Program for an Equipment Upgrade to the Culver City Radio System; and \(2\) Approval of a Related Purchase Order with Motorola to Complete the Upgrade.](#)
Authorize the acceptance of the 2008 Homeland Security Grant Program funds; approve a budget amendment appropriating \$439,343 in grant funds for upgrading the City's communications system (a 4/5ths affirmative vote is required to approve the budget amendment); approve a purchase order with Motorola in an amount not-to-exceed \$439,343 to upgrade the City's communication system; authorize the City Attorney to review/prepare the necessary documents ; and authorize the City Manager to execute such documents on behalf of the City.
- C-4. [Approval of a Professional Services Agreement with Land Images Landscape Architects for Landscape Architecture Services Related to the West Washington Area Improvement Plan, Phase IV \(Median Design\).](#)
Approve a professional services agreement with Land Images Landscape Architecture Services for landscape architecture services related to the West Washington Area Improvement Plan "AIP" Phase IV in an amount not to exceed \$119,000 from program 48892695; authorize the City Attorney to review/prepare the necessary documents; and authorize the City Manager to execute such documents on behalf of the City.

ORDER OF THE AGENDA

Note: The City Council may consider reordering the sequence in which items appearing on this evening's agenda will be considered by the City Council.

JOINT ACTION ITEMS

- J-1.** [JOINT CITY COUNCIL AND AGENCY BOARD AGENDA ITEM: \(1\) Presentation of Comments from the City Manager/Executive Director Related to the Impacts of the Implementation of AB 1X 26 \(the Redevelopment Agency Dissolution Bill\) and \(2\) City Council Adoption of a Resolution Designating the City of Culver City as the Successor Agency to the Culver City Redevelopment Agency.](#)
Receive a presentation from the City Manager related to the impacts of the dissolution of the Culver City Redevelopment Agency; and adopt a resolution designating the City of Culver City as the "Successor Agency" to the Culver City Redevelopment Agency.
- J-2.** [JOINT CITY COUNCIL AND REDEVELOPMENT AGENCY BOARD AGENDA ITEM: \(1\) Consideration of Potential Discontinuation of the Culver City Music Festival Based upon the Loss of Funding Due to the Pending Dissolution of the Culver City Redevelopment Agency on February 1, 2012 as a Result of the Implementation of State Legislation and \(2\) \(In the Case the City Council Determines to Replace Agency Funding with City General Funds\) \(a\) Consideration of Production Services for the 2012 Culver City Music Festival.](#)
That the City Council and Agency Board: Determine whether to discontinue the 2012 Culver City Music Festival in light of the loss of funding due to the pending dissolution of the Culver City Redevelopment Agency; OR (in the case the City Council determines to move forward with the 2012 Culver City Music Festival) direct the City Manager to utilize \$75,000 from the General Fund Appropriated Reserve to fund the 2012 Culver City Music Festival.

ACTION ITEMS

- A-1.** [Consideration of a Request from the Culver Hotel Related to Use of the Public Right-of-Way \(Town Plaza\) as Part of the Proposed West Coast Documentary and Reality Conference \(Westdoc\).](#)
Consider the request, in concept, to participate in formal discussions with the Culver Hotel, the Pacific Theaters, and the Downtown Business Association related to the Westdoc Conference and provide further direction to the City Manager in this regard; OR determine to take no action (in which case staff would take no further action on the request).
- A-2.** [Consideration of Claim by Touchstone Television Productions, LLC, dba ABC Studios and FTP Productions, LLC for Refund of 2010 Business Taxes.](#)
Consider the request by Touchstone Television Productions, LLC, dba ABC Studios for a refund of \$21,566 in 2010 business taxes, as well as the request from FTP Productions, LLC for a refund of \$23,862 in 2010 business taxes; and provide direction to staff to 1) deny the claim; or 2) approve the claim; OR provide alternate direction to staff.
- A-3.** [Adoption of \(1\) a Resolution Activating the Culver City Housing Authority and Approving a Cooperation Agreement with the Culver City Housing Authority and \(2\) a Resolution Designating the Culver City Housing Authority to Receive the Transfer of all Housing Assets, Rights, Powers, Duties, Obligations, Liabilities and Functions Previously Performed by the](#)

[Culver City Redevelopment Agency.](#)

Adopt a Resolution activating the Culver City Housing Authority in accordance with the California Housing Authorities Law and making certain determinations and findings related thereto and approving a Cooperation Agreement with the Culver City Housing Authority; adopt a Resolution designating the Culver City Housing Authority to receive the transfer of all housing assets, rights, powers, duties, obligations, liabilities and functions previously performed by the Culver City Redevelopment Agency; and authorize the City Manager and Chief Financial Officer to create additional Special Revenue Funds, as appropriate, and administratively transfer appropriations between funds as needed to carry out this action.

PUBLIC COMMENT - Items NOT On The Agenda (continued)

ITEMS FROM CITY COUNCIL MEMBERS

Note: At this time, City Council Members may: (1) make individual comments on matters not on the agenda, (2) request the City Manager to report back to the City Council concerning a particular matter, (3) provide brief reports on official travel taken since the last City Council meeting or other activities, or (3) provide direction to the City Manager to place items on a future agenda for consideration by the City Council.

ADJOURN

Note: At this time, the City Council shall consider adjourning the meeting. In the case a date and time is not included as part of the motion of adjournment, then the next meeting of the City Council shall be held at the date and time and in the place specified in the agenda posted for that meeting.

**Next City Council Meeting
January 23, 2012
7:00 PM**

Upcoming Public Meeting Tentative Schedule – January 2012

Date	Day	Time	Location
City Council			
<i>January 9</i>	<i>Monday</i>	<i>7:00 PM</i>	<i>Council Chambers</i>
<i>January 23</i>	<i>Monday</i>	<i>7:00 PM</i>	<i>Council Chambers</i>
Redevelopment Agency			
<i>January 9</i>	<i>Monday</i>	<i>7:00 PM</i>	<i>Council Chambers</i>
<i>January 23</i>	<i>Monday</i>	<i>7:00 PM</i>	<i>Council Chambers</i>
Parks and Recreation Commission			
<i>January 3</i>	<i>Tuesday</i>	<i>7:00 PM</i>	<i>Council Chambers</i>
Cultural Affairs Commission			
<i>January 10</i>	<i>Tuesday</i>	<i>7:00 PM</i>	<i>Council Chambers</i>
Planning Commission			
<i>January 27</i>	<i>Wednesday</i>	<i>7:00 PM</i>	<i>Council Chambers</i>
Civil Service Commission			
<i>January 4</i>	<i>Wednesday</i>	<i>7:00 PM</i>	<i>Council Chambers</i>
<i>Times and dates may be changed.</i> <i>Meetings may be added or changed</i>			

Compliance with Government Code Section 54957.5: Any writing determined to be a public record under subdivision 54957.5(a), which relates to an agenda item for an open session of a regular meeting of the legislative body of a local agency that was distributed less than 72 hours prior to that meeting, shall be made available for public inspection at the time the writing is distributed to all, or a majority of all, of the members of the legislative body. Such documents are available at the Office of the City Clerk, City of Culver City, City Hall, 9770 Culver Boulevard, Culver City, CA 90232 and may be inspected by members of the Public during normal business hours. Such documents may also be made available on the City's Website: www.culvercity.org.